



City of Richmond, Indiana

Brownfield Experiences

April 11, 2006



City of Richmond

City has had several experiences with brownfield properties.

Projects include:

- Pennsylvania Rail Road Depot
- Carpenter Bus Manufacturing Plant
- Starr-Gennett Area of Whitewater Valley Gorge



Pennsylvania Rail Road Depot

- Designed by Daniel Burnham
- Built in 1902
- Saved from demolition because of community outcry in the mid-1980's
- Environmental Assessment in 1998 with the help of IDFA Assessment Grant



Pennsylvania Rail Road Depot

- Remediation of Asbestos and received a “Comfort Letter from IDEM” regarding the soil
- Sold in 2005
- Purchased by Indianapolis Developer and the site is being rehabilitated for reuse as a high-end architectural salvage business



Pennsylvania Rail Road Depot

- Because of renewed interest in the building, this historic part of town, the “Depot District”, has seen tremendous reinvestment in the past two years and is becoming a destination for citizens and visitors.



Former Carpenter Bus Manufacturing Site

- Built in 1965
- 535,000 square feet
- 92 acres
- Along I-70 on exit 149A
- Built for Wayne Works as a School Bus Factory



Rear View, Facing Southeast, Taken 7/25/05 By Matt L. Nepote



Northeast Corner of Building, Facing Southwest, Taken 7/25/05 By Matt L. Nepote

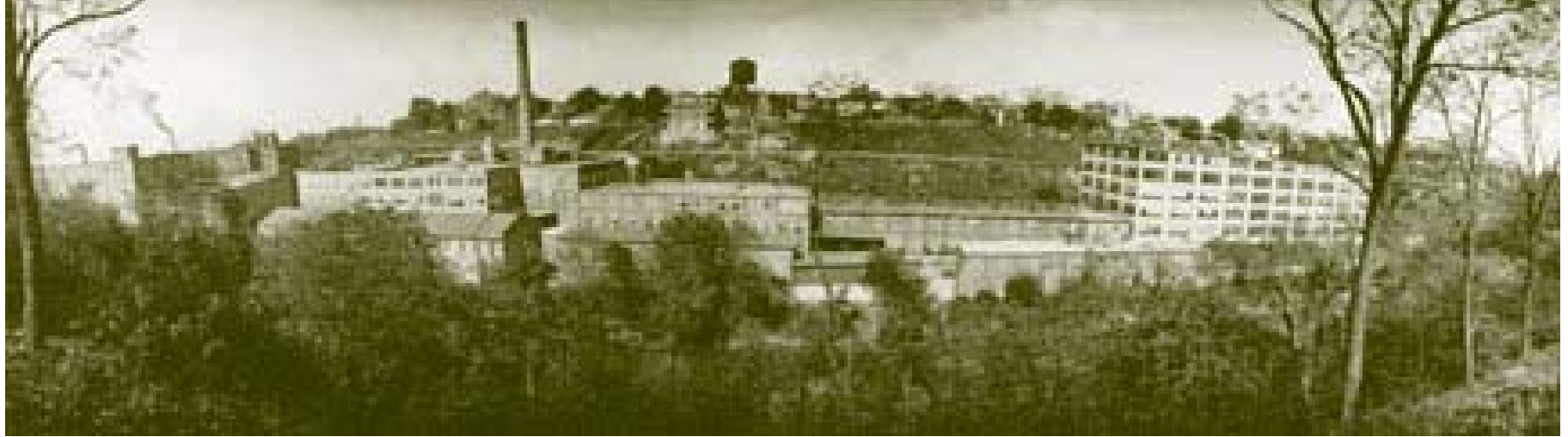


- Operated through the 1990's
- City acquired the site when Wayne Works left Richmond
- Carpenter moved in during the 1990's and then left in 2000, leaving the city with the mortgage to the building and environmental issues.
- City has worked with IDEM to remediate the site and obtain a "Prospective Purchaser Agreement"



Former Carpenter Bus Manufacturing Site

- Sold by city in 2006 to local a businessman and his brother from Georgia
- Being redeveloped into business park with some of the site being to be developed with restaurant, gas station and hotel.



Starr-Gennett Area Redevelopment Project

- Project is located in the Whitewater Valley Gorge, Richmond, Wayne County, Indiana.
- Richmond's beginning is attributed to the Whitewater Valley Gorge.
- The first mills in Richmond were located in what we now call the Starr-Gennett Area.
- The mills were built around 1806, the same year Richmond became a city.
- In 1872 the Starr family purchased a large portion of the gorge.

Starr-Gennett Area Redevelopment Project

- The Star Family manufactured pianos, phonographs, iceboxes and other items manufactured from wood.



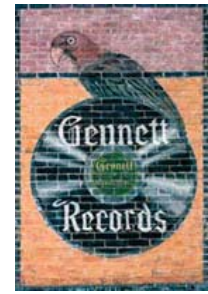


Starr-Gennett Area Redevelopment Project

- In 1893 the Starr family partnered with Henry Gennett.
- Gennett helped grow the company to over 600 employees by 1906.
- Gennett's entrepreneurial spirit led the company to expand into new areas.
- As a way to sell more phonographs, the company purchased used recording equipment and then began pressing records.
- From 1916 to 1934 the recording studio made thousands of acoustic and electric recordings including blues, jazz, country, ethnic, classical, spoken words, sound effects and more...
- But Gennett's real claim to fame include the original recordings of many jazz greats including Bix Beiderbecke, Hoagy Carmichael, Jelly Roll Morton & King Oliver.



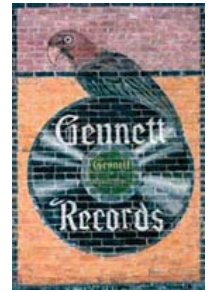
Starr-Gennett Area Redevelopment Project



- All record production ended by the early 1930's.
- The last Starr Piano was built in 1949.
- By the 1960's the unused 750,000 sq. ft. facility began to deteriorate.
- In the 1970's the site was acquired by a local "recycler" and most of the structures were demolished.



Starr-Gennett Area Redevelopment Project



- But this is only the beginning of a new start.
- In 1966 a group of local citizens formed SPUR (Society for the Preservation and Use of Resources)
- In the 1970's the Chamber of Commerce formed a committee to help plan a reuse for the Whitewater Valley Gorge and Starr-Gennett Area.
- The City of Richmond acquired the Starr-Gennett manufacturing site in 1978.
- The city been working diligently since the mid-1990's to redevelop the site into a park setting in the heart of the Cardinal Greenway/Gorge Trail in Richmond.



Before

Current





Before



1 year ago

Today





City of Richmond

For all of our projects, four items were needed to accomplish our brownfield redevelopment goals:

- PLANNING
- COMMUNITY SUPPORT
- PUBLIC SUPPORT (elected officials)
- FUNDING



City of Richmond

PLANNING

- Overall concept reuse plan
- Feasibility reuse studies
- Structural analysis
- Appraisals
- Etc...



City of Richmond

COMMUNITY SUPPORT

- Community participation in planning efforts
- Community involvement by keeping projects in the public eye with the local media.
- Support and involvement from organizations such as;
 - Chamber of Commerce
 - Economic Development Office
 - Tourism Bureau
 - Main Street organization
 - Urban Enterprise Association
 - Neighborhood Groups
 - Non-profits (in our examples, Starr-Gennett Foundation, SPUR)



City of Richmond

PUBLIC SUPPORT (Elected Officials)

- Keeping the vision in front of elected officials
- Requesting public funds only as local match for grants or when no other sources of funds are available.
- Partnering with other local units of government (County for example)
- Getting letters of support from Congressman for certain projects/grant applications
- Always keep public officials abreast of the successes of the project



City of Richmond

FUNDING

- Use all of the Planning and Community input to your advantage, you will score more points on grant applications with a well thought-out plan.
- Look at all sources for assessment and remediation
 - IFA
 - EPA
 - CDBG Brownfields
- Look to other sources to complete parts of your overall project on your brownfield site
 - Transportation Enhancement
 - Scenic Byways
 - Historic Preservation Tax Credits
 - Redevelopment Fund (if in a TIF District)
 - Economic Development Incentives